



10,11

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: STEPHANIE BUBENHEIM, SENIOR PLANNER *SB*
(480) 503-6625, STEPHANIE.BUBENHEIM@GILBERTAZ.GOV

THROUGH: AMY TEMES, PRINCIPAL PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: JANUARY 6, 2021

SUBJECT: A. GP20-04, LAMB LANE: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 5.0 ACRES GENERALLY LOCATED WEST OF THE SOUTHWEST CORNER OF VAL VISTA AND RAY ROADS FROM RESIDENTIAL > 2-3.5 DU/ACRE TO RESIDENTIAL > 8-14 DU/ACRE LAND USE CLASSIFICATION.

B. Z20-09, LAMB LANE: REQUEST TO REZONE APPROX. 5.0 ACRES OF REAL PROPERTY GENERALLY LOCATED WEST OF THE SOUTHWEST CORNER OF VAL VISTA AND RAY ROADS FROM SINGLE FAMILY-35 (SF-35) ZONING DISTRICT TO MULTI FAMILY/LOW (MF/L) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY.

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for development of an infill site for multi-family dwelling units.

RECOMMENDED MOTION

- A. Move to recommend to Town Council approval of GP20-04 Lamb Lane, a Minor General Plan Amendment; and

- B. For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z20-09 Lamb Lane, as requested, subject to the conditions listed in the staff report.

APPLICANT

Company: Bowman Consulting
Name: Nathan Larson
Address: 1295 W. Washington St. Ste 108
Tempe, AZ 85281
Phone: 480-267-9978
Email: nlarson@bowmancg.com

OWNER

Company: Riggs Family Living Trust
Name: Chad Riggs
Address: 1205 E. Ray Rd.
Gilbert, AZ 85296
Phone: 480-229-5621
Email: chadriggs6@gmail.com

BACKGROUND/DISCUSSION

History

Date	Description
1972	Single-family home built on site under Maricopa County jurisdiction.
September 18, 1984	Town Council adopted Annexation No. A83-04, Ordinance No. 395 annexing Rodeo Ground/San Tan into town limits including the subject site.
December 2, 2020	Planning Commission reviewed GP20-04, Z20-09 and DR20-126 as a study session item.

Overview

The applicant in accompaniment with New Village Homes is requesting to change the land use classification and zoning of an approximately 5.0 acre infill site generally located west of the southwest corner of Val Vista and Ray Roads from Single Family – 35 (SF-35) to Multi-Family/Low (MF/L) zoning district with a Planned Area Development (PAD) overlay with modified development standards to ultimately develop a 41-unit residential product. The subject site is located west of Ashland Ranch subdivision on 5 acres of land with one existing single-family home.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Parks/Open Space	Public Facilities/Institutional (PF/I) PAD	Ray Road then Western Skies Golf Course
South	Residential > 2-3.5 DU/Acre	Single Family - 10 (SF-10) PAD	Ashland Ranch Subdivision common area

East	Residential > 2-3.5 DU/Acre	Single Family - 10 (SF-10) PAD	Ashland Ranch Subdivision Common area
West	Residential > 2-3.5 DU/Acre	Single Family - 35 (SF-35) and Single Family-8 (SF-8)	Church of Jesus Christ Latter Day Saints and Springtree Subdivision
Site	Residential > 2-3.5 DU/Acre	Single Family - 35 (SF-35)	Single-family home and accessory structures

General Plan

The existing General Plan land use classification is Residential > 2-3.5 DU/Acre. To develop the property as proposed, the applicant is requesting a minor General Plan amendment to Residential > 8-14 DU/Acre.

The applicant has stated that they believe they conform to the General Plan for the following reasons:

2.4 Land Use and Growth Areas

- Goal 4.0: Provide a diversity of quality housing types for a variety of lifestyles.
- Policy 4.2 Encourage appropriate locations for multi-family residential uses that do not adversely impact lower density residential neighborhoods
 - *Applicant notes- The site meets this General Plan policy, the site is an infill site that will only have access along Ray Road. The site only borders 2 existing single-family homes. It is adjacent to an LDS Chapel and parking lot and the Ashland Ranch Subdivision common area park. While the ½ section of Ray Road west of Val Vista is primarily the same land use classification the site is uniquely buffered by non-residential uses.*

8.3 Housing and Conservation

- Policy 1.3 Add variety of housing to meet the needs of all segments of the Gilbert community through neighborhood revitalization, redevelopment and infill developments
 - *Applicant Notes- The proposed development will redevelop and revitalize the last remaining parcel of land in this ½ section of Gilbert. The proposed development will redevelop this parcel into a higher use while not infringing on the rights, privacy, and quiet enjoyment of existing neighbors. The development will utilize single-story floor plans that will look and feel similar to single-family homes and will provide a housing type to the community where needs are currently unmet.*

Rezoning

Lamb Lane is a proposal to rezone from Single-Family – 35 (SF-35) to Multi-Family/Low (MF/L) with a PAD overlay to accommodate the development of a multi-family, 1-story, 41-unit community with a proposed gross density of 8.2 DU/Acre. The intent is to provide a unique housing rental type that appears as attached single-family homes. The infill site is

surrounded by residential zoning districts but only two single-family lots border the development. The adjacent uses are a church parking lot and Ashland Ranch common open space amenity area. Across Ray Road is the Western Skies Golf Course. While the rezoning request is at a higher density, the impact to surrounding uses is low.

Project Data Table (requested modifications are shown in color/bold)

Site Development Regulations	Required per LDC MF/L	Proposed MF/L
Maximum Height (ft.)/Stories	36'	24'/Limit 1-story
Minimum Building Setbacks (ft.)		
Front	25'	25'
Side (West)	25'	25'
Side (East)	25'	25'
Rear	25'	25'
Minimum Perimeter Landscape Setbacks (ft.)		
Front	20'	25' (Ray Road frontage)
Side (West)	20'	25' (adj. to church and homes)
Side (East)	20'	8' (impact off-set by adj. open space)
Rear	20'	6' (impact off-set by adj. open space)
Minimum Common Open Space	45%	39.8%
Private open space (sq.ft/unit)	60 square feet covered	60 square feet covered Total: 1 bedroom – 280 sf 2 bedroom – 346-508 sf. 3 bedroom – 488-573 sf.
Parking	1 Space/ 1 Bedroom = 14 required 2 Spaces/2+ Bedrooms = 54 required 0.25 Guest Spaces/ Total Units = 10 required 1 Covered Stall per Unit and 25% of the covered parking must be enclosed = 78 required spaces	41 garage spaces 41 uncovered spaces 2 ADA spaces 25 guest spaces 109 total parking spaces

Maximum Height of Buildings

The applicant has requested to limit the height of the buildings in this development to 24' and limit the buildings to one-story. The applicant notes this will fit with the character of the

area and will not impact the surrounding Ashland Ranch open space area, the two adjacent single-family homes or the church to the west.

Minimum Perimeter Landscape Setbacks

According to the applicant, the proposed reductions along the east (side) and south (rear) perimeter landscape setbacks are due to the location of the main drive aisle access from Ray Road being located as far east on the site as possible per the Town Traffic Department's request. With the turn-around requirement of the cul-de-sac at the end of the private street, the cul-de-sac encroaches further into the perimeter landscape setbacks and has resulted in a 6' south (rear) perimeter setback and an 8' east (side) perimeter setback request. Along the east side of the main drive aisle prior to reaching the cul-de-sac, the landscape area width is 18'. At the rear the retention basin/dog park takes up the majority of the rear perimeter area with the closest parking stall being 11'-6" from the rear property line.

To provide adequate landscape area and assist with the reduced setbacks, the applicant has proposed greater than minimum landscape setbacks at the north (front) – 25' and the west (side) – 25' exceeding the minimum of 20'.

Minimum Common Open Space

The development standards of MF/L require that the site have 45% common open space. This PAD is requesting a reduction in the minimum common open space to 39.8%. This is due to the large amount of private open space that is provided for each unit. Generally, multi-family buildings have a limited amount of private open space, whether in a balcony or a patio. The current minimum private open space standard in the Town for MF/L is 60 square feet. However, with this hybrid product, each home has a rear yard (198 sf. typical), a front yard (114 sf. typical), with porch (122 sf. typical), and a private driveway (347 sf. typical). When these are added up each home has approximately 800 square feet of usable private open space. When the private open space is added to the common open space, 45.8% of the net site is open space. This is in line with the project's goals of providing for-rent product that lives like single-family homes.

Planning Commission Study Session December 2, 2020

At the Planning Commission Study Session, the following feedback was provided for the proposed Lamb Lane development under GP20-04, Z20-09, and DR20-126.

- Commissioners had no comments regarding the General Plan amendment
- Commissioners had varying comments regarding the common open space requirement deviation
 - *The applicant respectfully requests the open space modification and notes that the combined private open space and common open space percentages exceeds the minimum for MF/L.*
- Commissioners had varying comments with some concerns over the parking on the site
 - *The applicant respectfully notes that they are exceeding the Town's parking standards and providing driveways for additional parking.*
- Commissioners requested what neighborhood input had been received so far.
 - *Emails from neighbors to the applicant have been provided as attachments*

- The design review comments regarding articulation of west elevations, parking, and pavers have been taken into consideration and will be addressed with the future Design Review staff report.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on May 7, 2020 virtually via Zoom. Approximately 44 people attended the meeting including the development team and town staff. The residents asked questions via email to the applicant regarding square footage of units, if they would be Airbnb rentals and if there would be access to Ashland Ranch common open space. Some residents were concerned with fire trucks having adequate access and the development not fitting into the neighborhood. The Developer responded to the emails with unit sizes, ensuring the lease does not allow Airbnb rentals and the property would not have access to the Ashland Ranch open space due to the existing walls. The developer also mentioned that the town reviews the plans to meet fire requirements.

An in-person outdoor meeting was held on October 14, 2020 on site, one resident attended and asked questions about the development and traffic along Ray Road, the resident was not in opposition to the development.

Staff has received no comment from the public at the time this report was published.

SCHOOL DISTRICT

Efforts are being coordinated with the Gilbert Unified School District throughout the entitlement process to ensure that adequate educational facilities are maintained for the neighborhood. Staff has not received comment from the school district regarding this rezoning.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.

2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It supports the motto "Gilbert: Clean, Safe, Vibrant."

STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP20-04 Lamb Lane, to change the land use classification of approx. 5.0 acres, generally located west of the southwest corner of Val Vista and Ray Roads from Residential > 2-3.5 Du/Acre to Residential > 8-14 Du/Acre land use classification; and
- B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z20-09 Lamb Lane rezoning approx. 5.0 acres generally located at the southwest corner of Val Vista and Ray Roads from approx. 5.0 acres of Single Family - 35 (SF-35) zoning district to approx. 5.0 acres of Multi-Family/Medium (MF/M) zoning district with a Planned Area Development (PAD) overlay, subject to the following conditions:
 - a. Dedication to Gilbert for Ray Road rights-of-way that are adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer. Failure to complete dedication prior to the effective date of this ordinance may result in reversion of the zoning to the prior zoning classification.
 - b. Dedication of Ray Road shall extend 65 feet from the monument line.
 - c. Construction of off-site improvements to Ray Road adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or at the time requested by Gilbert, whichever is earlier.
 - d. Owner shall be responsible for the maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way. Maintenance responsibilities for common areas and open space areas shall be specified on the approved site plan or final plat.
 - e. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

Site Development Regulations	Proposed Development for Lamb Lane PAD (Z20-09)
Maximum Height (ft.)/Stories	24 / 1-story
Minimum Perimeter Landscape Setbacks (ft.)	
Front	25'
Side (West)	25'
Side (East)	8'
Rear	6'
Minimum Common Open Space	39.8%

Respectfully submitted,



Stephanie Bubenheim
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial Photo
- 3) Land Use Exhibit
- 4) Zoning Exhibit
- 5) Legal Description
- 6) Development Plan
- 7) Applicant's Narrative
- 8) Draft Minutes from the Planning Commission Study Session of December 2, 2020
- 9) Correspondence

Notice of Public

GP20-04, Z20-09: Lamb Lane Attachment 1 - Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, January 6, 2021* TIME: 6:00 PM

TOWN COUNCIL DATE:

Tuesday, February 2, 2021* TIME: 6:30 PM

LOCATION: Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.

*Call Planning Division to verify date and time: (480) 503-6625

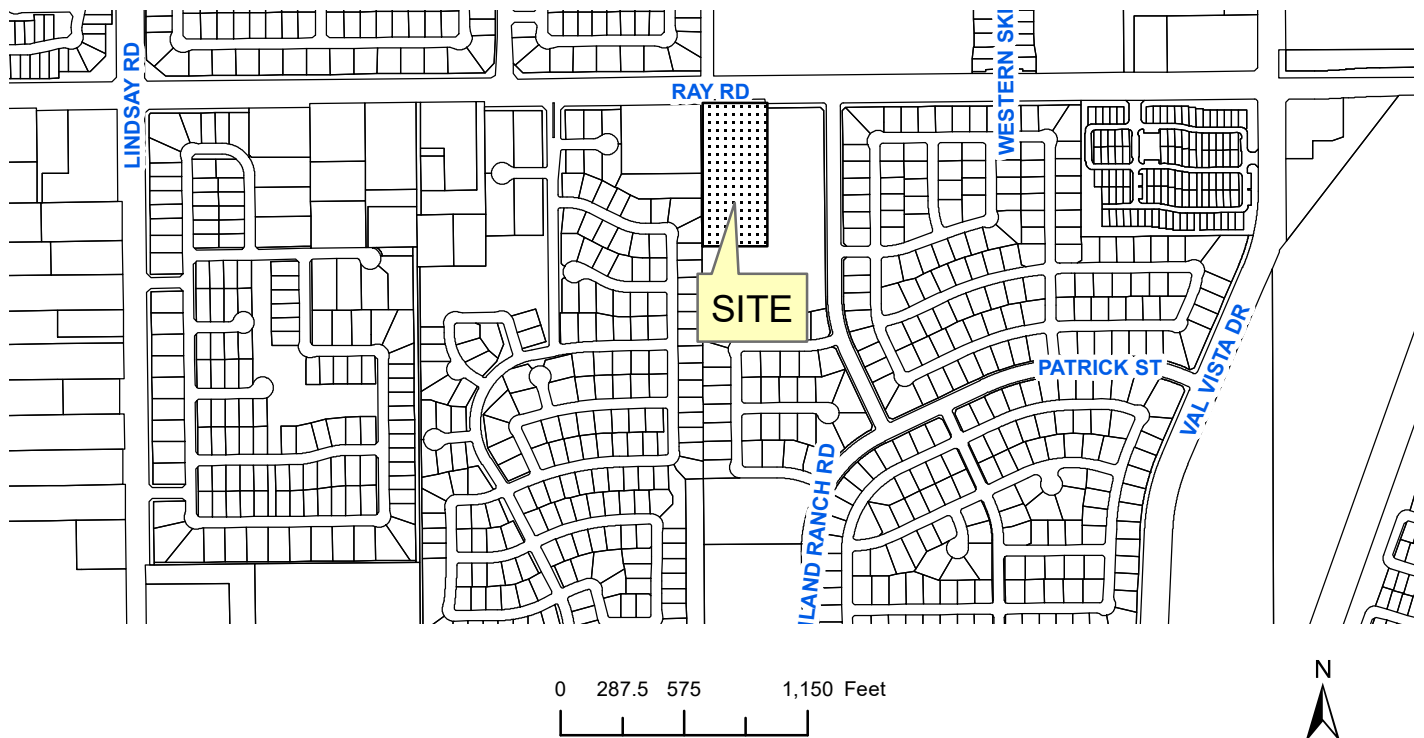
* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

GP20-04 LAMB LANE: Request for Minor General Plan Amendment to change the land use classification of approx. 5.0 acres generally located west of the southwest corner of Val Vista and Ray Roads from Residential > 2-3.5 DU/Acre to Residential > 8-14 DU/Acre. The effect of this amendment will be to change the plan of development to allow increased density of residential development.

Z20-09 LAMB LANE: Request to rezone approximately 5.0 acres of real property generally located west of the southwest corner of Val Vista and Ray Roads from Single Family-35 (SF-35) zoning district to Multi-Family/Low (MF/L) zoning district with a Planned Area Development overlay zoning district (PAD) to modify maximum building height, minimum landscape setbacks and minimum common open space requirements. The effect will be to allow a multi-family housing development.

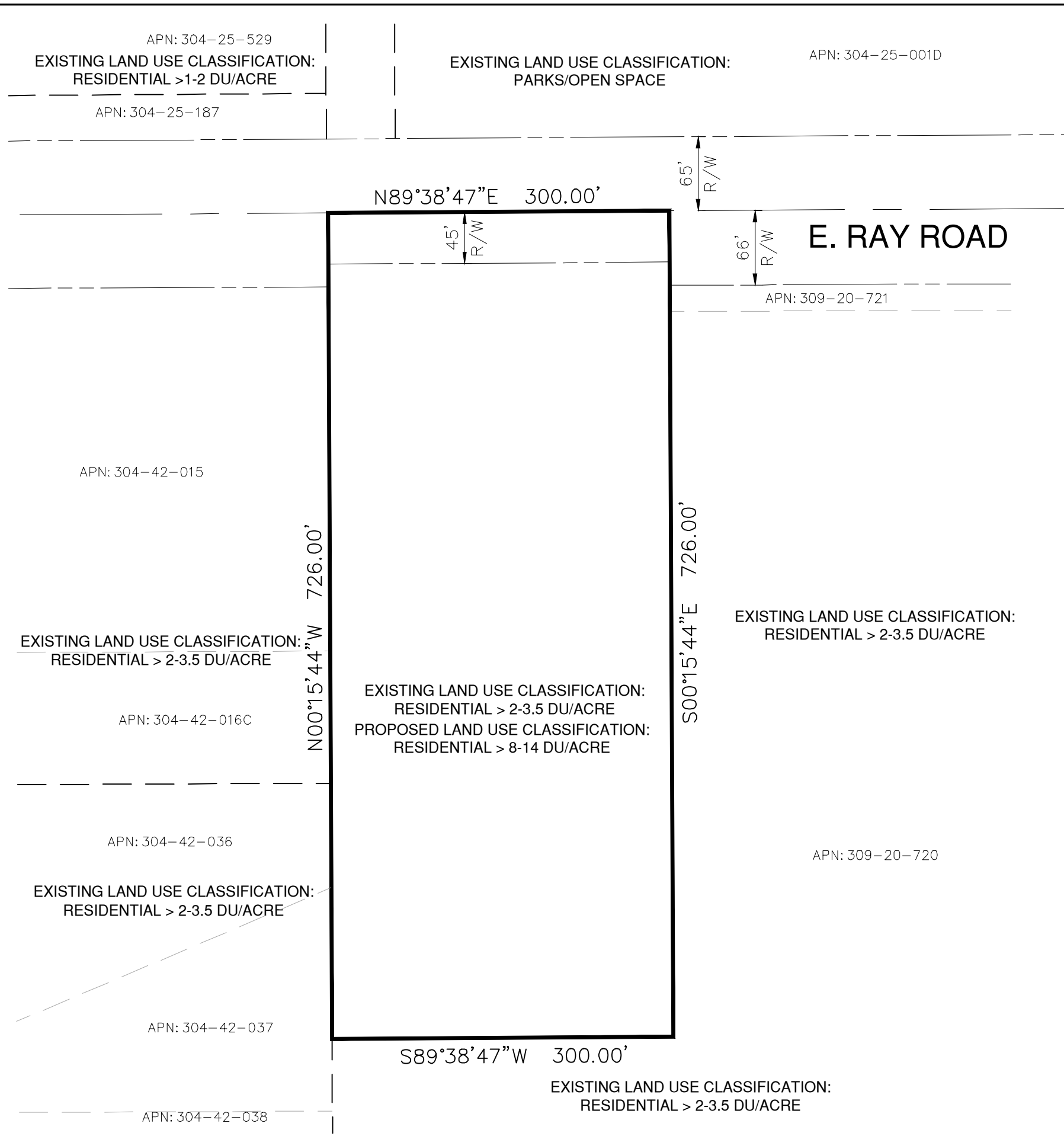
SITE LOCATION:



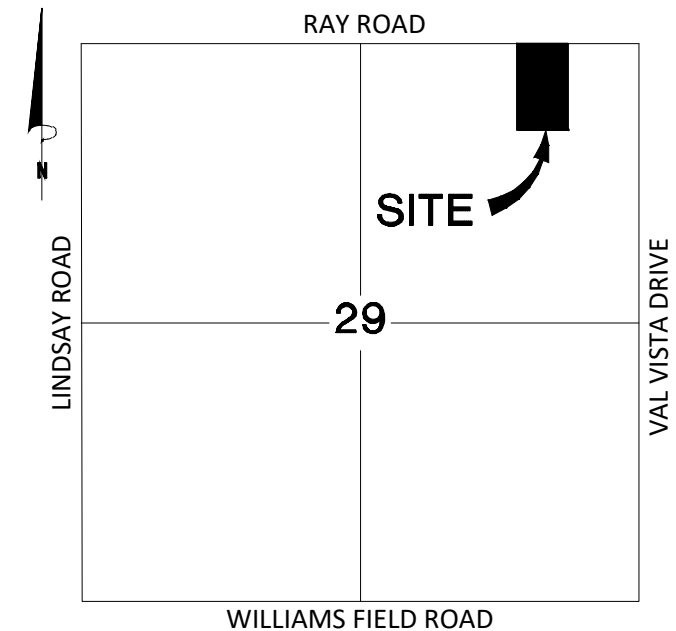
APPLICANT: Bowman Consulting
CONTACT: Nathan Larson
ADDRESS: 1295 W Washington Street, Suite 108
Tempe, AZ 85281

TELEPHONE: 480-267-9978
E-MAIL: nlarson@bowmancg.com





GENERAL PLAN EXHIBIT FOR LAMB LANE



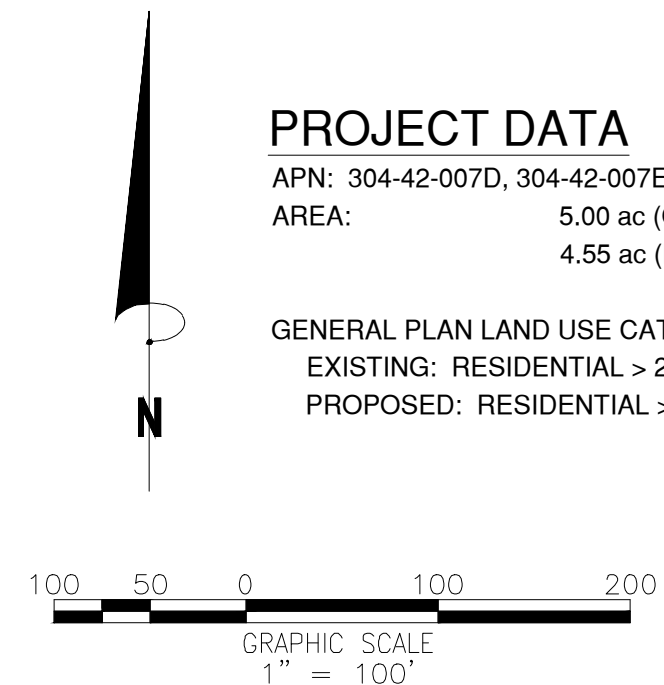
VICINITY MAP
N.T.S.

PROJECT DATA

APN: 304-42-007D, 304-42-007E

AREA: 5.00 ac (GROSS)
4.55 ac (NET)

GENERAL PLAN LAND USE CATEGORY
EXISTING: RESIDENTIAL > 2-3.5 DU/ACRE
PROPOSED: RESIDENTIAL > 8-14 DU/ACRE



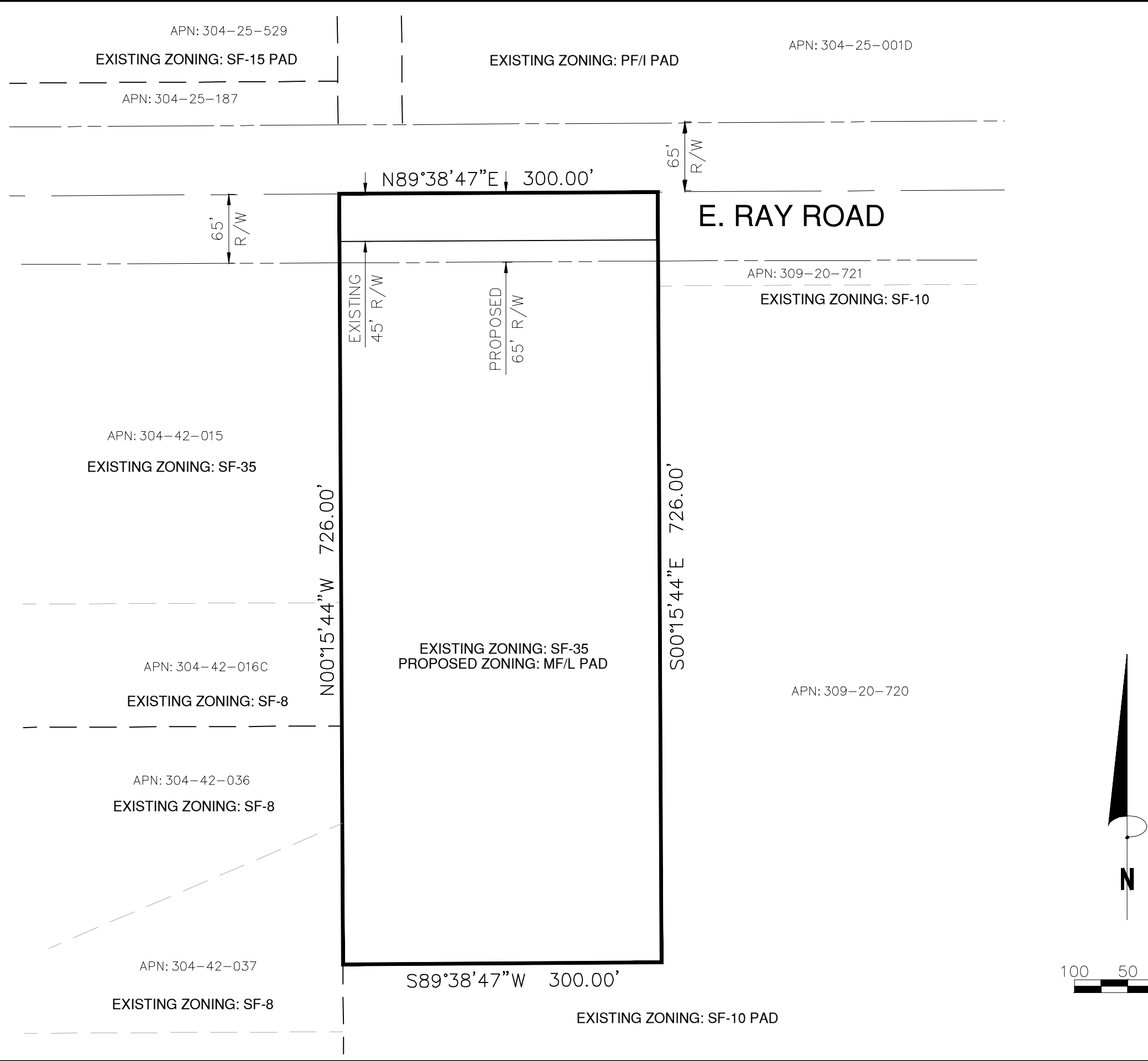
LAMB LANE

Gilbert, AZ
General Plan Exhibit

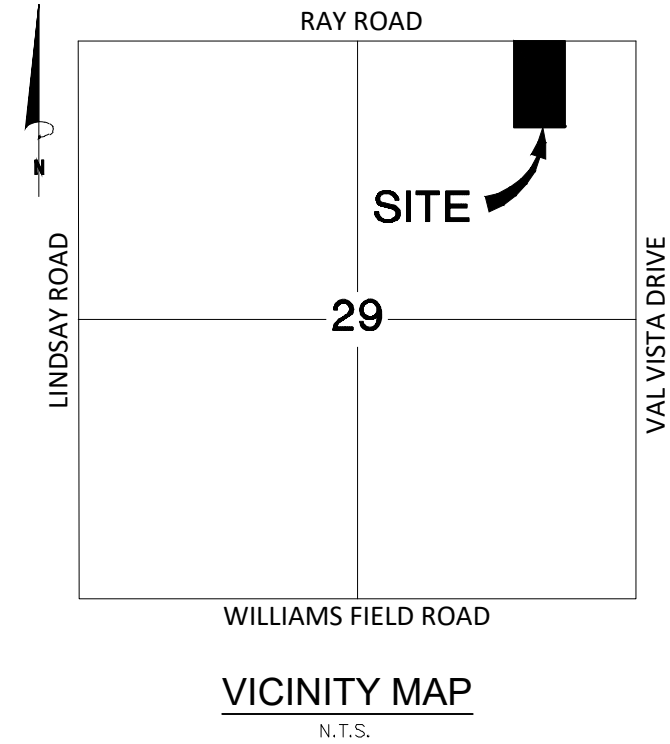
1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com

Bowman
CONSULTING

JOB #	050843
DATE	12/29/2020
SCALE	N.T.S.
DRAWN	HAC
SHT 1 OF 1	



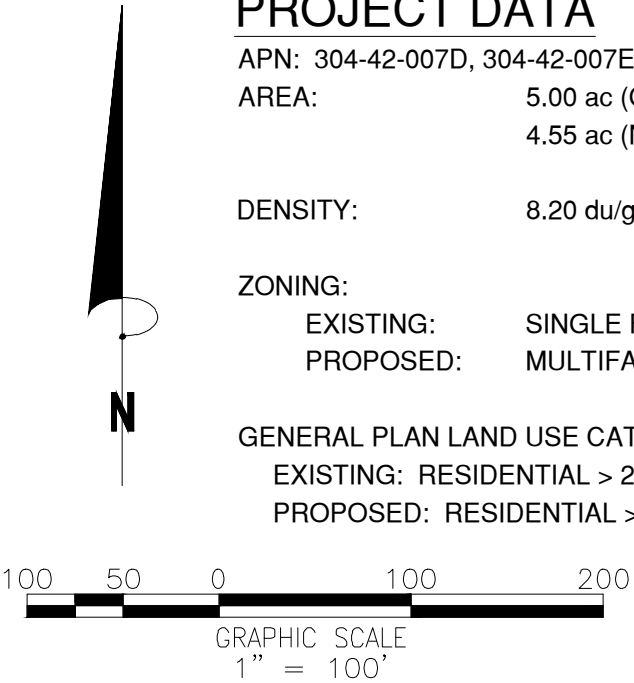
ZONING EXHIBIT
FOR
LAMB LANE



PROJECT DATA

APN: 304-42-007D, 304-42-007E	
AREA:	5.00 ac (GROSS)
	4.55 ac (NET)
DENSITY:	8.20 du/gross ac
ZONING:	EXISTING: SINGLE FAMILY-35
	PROPOSED: MULTIFAMILY/LOW PAD

GENERAL PLAN LAND USE CATEGORY
EXISTING: RESIDENTIAL > 2-3.5 DU/ACRE
PROPOSED: RESIDENTIAL > 8-14 DU/ACRE



LAMB LANE

Gilbert, AZ
Zoning Exhibit

1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com

Bowman
CONSULTING

JOB #	050843
DATE	12/29/2020
SCALE	N.T.S.
DRAWN	HAC

SHT 1 OF 1



September 2, 2020
Project # 050843-01-001

LEGAL DESCRIPTION

THE WEST 300 FEET OF THE NORTH 726 FEET OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING MARKED BY AN ALUMINUM CAP FLUSH STAMPED RLS 21782, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 29, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS NORTH 89°38'47" EAST (BASIS OF BEARINGS), A DISTANCE OF 2662.14 FEET;

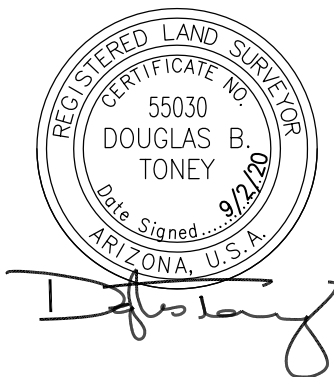
THENCE NORTH 89°38'47" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 300.00 FEET TO THE EAST LINE OF THE WEST 300 FEET OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00°15'44" EAST, ALONG SAID EAST LINE, A DISTANCE OF 726.00 FEET TO THE SOUTH LINE OF THE NORTH 726 FEET OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89°38'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 300.00 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER;

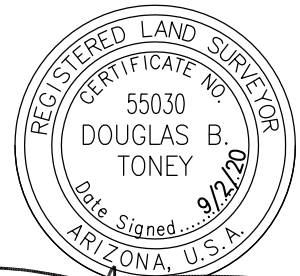
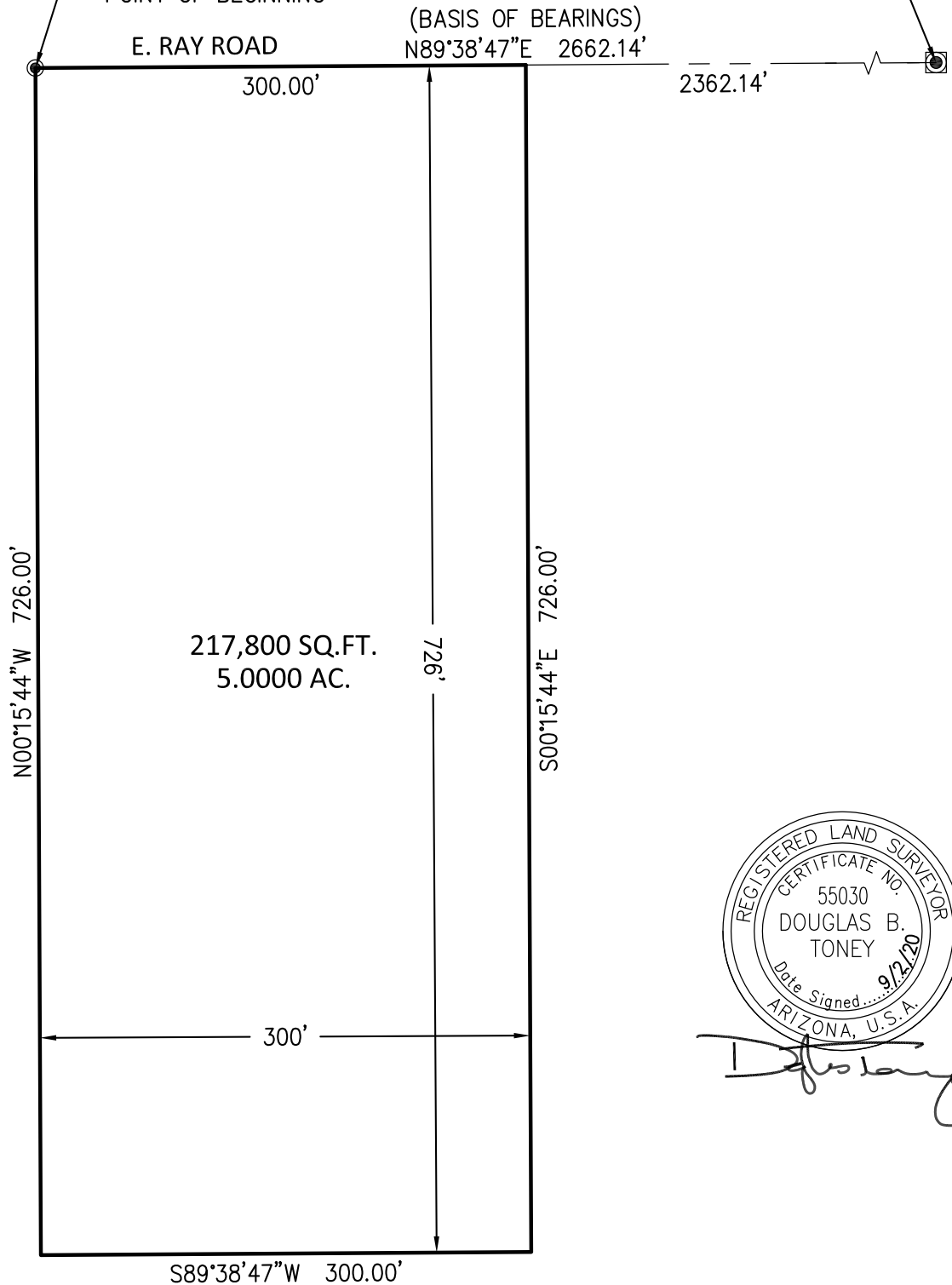
THENCE NORTH 00°15'44" WEST, ALONG SAID WEST LINE, A DISTANCE OF 726.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 217,800 SQ.FT. OR 5.0000 ACRES, MORE OR LESS.



NORTH QUARTER CORNER
SECTION 29, T1S, R6E
FOUND ALUMINUM CAP FLUSH
STAMPED RLS 21782
POINT OF BEGINNING

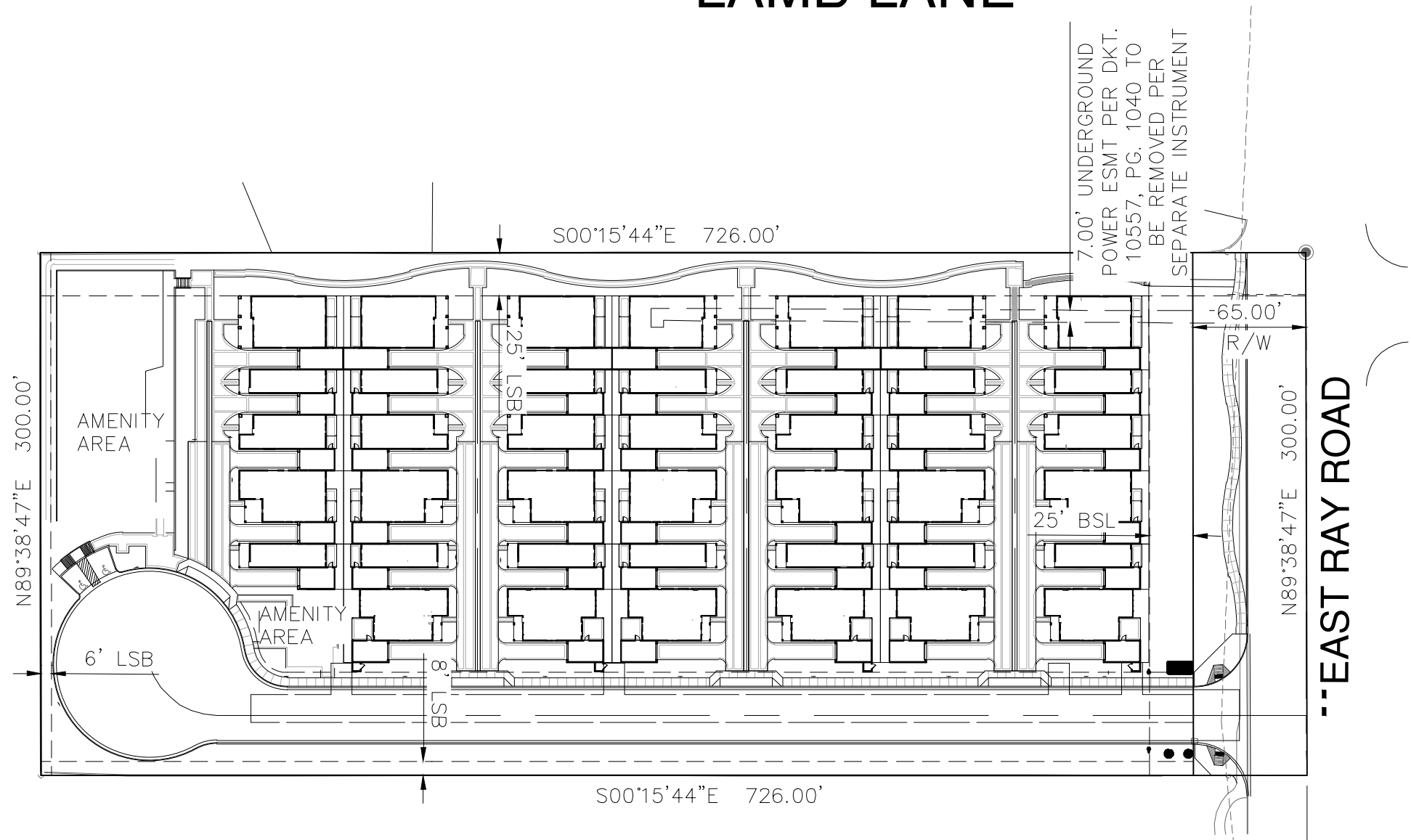
NORTHEAST CORNER
SECTION 29, T1S, R6E
FOUND BRASS CAP
IN HAND HOLE



N.T.S.

SHEET 1 OF 1	EXHIBIT LAMB LANE				Bowman CONSULTING	1295 W Washington St, #108 Tempe, AZ 85281 Phone: (480) 629-8830 Fax: (480) 629-8841 www.bowmanconsulting.com
	DATE: 9/2/20	BY: DT	CHK:	QC:		
	BCG PROJECT NO: 050843-01 TASK: 001 CLIENT REF NO:					

DEVELOPMENT PLAN
FOR
LAMB LANE



PROJECT DATA

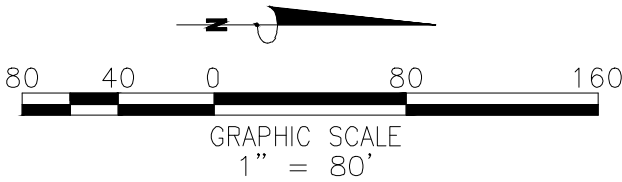
DEVELOPER:
NEW VILLAGE HOMES
890 W. ELLIOT ROAD, #104
GILBERT, AZ 85233
CONTACT: REED PORTER

ENGINEER:
BOWMAN CONSULTING GROUP, LTD.
1295 W. WASHINGTON STREET, SUITE 108
TEMPE, AZ 85282
CONTACT: NATHAN LARSON

APN: 304-42-007D, 304-42-007E

AREA: 5.00 ac (GROSS)
4.55 ac (NET)

STANDARD	MF/L	LAMB LANE PAD
PARCEL AND UNIT STANDARDS		
MAXIMUM BUILDING HEIGHT (FT)	36'	24'
MINIMUM PERIMETER LANDSCAPE AREA (DEPTH IN FEET)		
FRONT	20'	25'
SIDE (RESIDENTIAL)	20'	25' WEST / 8' EAST
REAR (RESIDENTIAL)	20'	6'
COMMON OPEN SPACE REQUIREMENTS		
MINIMUM COMMON OPEN SPACE	45% OF SITE	39.7% OF SITE



LAMB LANE

Town of Gilbert, Arizona

DEVELOPMENT PLAN

1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com

Bowman
CONSULTING

JOB # 050843
DATE 12/29/2020
SCALE N.T.S.
DRAWN CF
SHT 1 OF 1

Zoning Project Narrative
Lamb Lane

LAMB LANE

A PLANNED AREA DEVELOPMENT

ZONING PROJECT NARRATIVE

Submitted to
Town of Gilbert
Planning Division
90 E Civic Center Drive, Gilbert, AZ 85296
480-503-6700

Prepared for:

NEW VILLAGE HOMES
890 W. Elliot Road, #101
Gilbert, AZ 85233
Contact: Reed Porter / reedp@newvillagehomes.com

Prepared by:

Bowman Consulting Group, Ltd.
1295 W. Washington St., Suite 108
Tempe, Arizona 85282
480-629-8830

BOWMAN Project No. 050843-01-001
December 30th, 2020

I. INTRODUCTION

Lamb Lane (The Project) is an approximately 5-acre site, located at the southeast corner of Ray Road and Sandstone Street in Gilbert, AZ. The proposal will be for a Minor General Plan Amendment, a Rezone application, and Design Review application to allow a multi-family low density residential community.

The current land use designation, per the Town of Gilbert General Plan, on this property is Residential > 2-3.5 DU/AC (SF-35).

This proposal is requesting a change in the General Plan to Residential 8-14 du/acre and a rezone to MF/L PAD. The housing product is a unique approach to multi-family living in a community that lives and feels more like a single-family subdivision. The architecture is cottage themed and will be all single-story homes with attached garages. The site will have 20 three-bedroom homes, 7 two-bedroom homes and 14 one-bedroom homes. Each home will have an attached garage with a parking area for one vehicle and a 38' 10" long driveway that provides tandem parking for two additional vehicles for a yield of 3 parking spaces per home. The main road will have sufficient width to allow for guest parking on both sides of the road. The 25 guest spaces with the additional 2 ADA accessible spaces will lead to a total of 150 parking spaces with a parking ratio of 3.66 spaces / home, well in excess of the required 79 parking spaces.

Adjacent to the site to the west, is an LDS Chapel and parking lot. The Ashland Ranch Park/Retention basin is located on the south and east sides of the property. On the north side of the project is Ray Road and the Western Skies Golf Course.

The site is accessed by a single point on Ray Road. Full street improvements have previously been completed for the project frontage on Ray Road.

The Town of Gilbert currently provides water and sewer to the site via existing lines as well as emergency services. Electricity is provided by SRP.

Lamb Lane is the last remaining, undeveloped parcel in the ½ section south of Ray Road and west of Val Vista Road. The ½ section has been developed with housing developments and Ashland Ranch Elementary School. The 5-acre Lamb Lane parcel does not have any vehicular or pedestrian connections to the land uses that surround it. This parcel is unique in that only 2 existing homes border Lamb Lane at its southwest corner. Other than these 2 homes, Lamb Lane is bordered by the parking lot of the LDS chapel to the west and the Ashland Ranch Park/retention basin to the east and south.

Lamb Lane is a proposed small, boutique community of 41 cottage style single-story homes that will function as a self-contained neighborhood. As this community does not connect to its surrounding neighbors, vehicular and pedestrian traffic from Lamb Lane will come and go exclusively from Ray Road. The neighborhood will provide exceptionally designed, architecturally distinctive and immaculately maintained homes in a well-located area of Gilbert. This boutique community will fit nicely with the primarily single-story existing homes and development that surround this remaining parcel of land. This is the ideal development proposal for this small parcel.

Zoning Project Narrative *Lamb Lane*

II. ZONING

The site is currently zoned SF-35. This project proposes rezoning the property from SF-35 to MF/L PAD to allow a multi-family residential community that is able to provide 41 multi-family homes while providing appealing landscape design with 1.81 acres of common open space. The development is designed to be visually appealing from the arterials and draw residents in with a tree lined boulevard.

With each home living more like single family housing, each home will have a private fenced back yard space.

A table detailing the differences between the Town of Gilbert MF/L standards and the proposed Lamb Lane PAD standards is found below.

Standard	MF/L	Lamb Lane PAD
Maximum Height (ft)	36'	24'
Minimum Perimeter Landscape Area (depth in feet)		
Front	20'	25'
Side (Residential)	20'	25' - West 8' - East
Rear (Residential)	20'	6'
Common Open Space Requirements		
Minimum Common Open Space	45%	39.7%

The PAD Zoning request is to allow for the development of this unique hybrid multi-family housing product. As such, the proposed PAD standards reflect the hybrid nature of the product. There are some deviations from the development standards of the MF/L zoning district. Some of the proposed standards reflect more stringent development standards and others request more flexibility with the development standards.

Zoning Project Narrative

Lamb Lane

The density of the Project meets the standard of 8-14 du/ac for MF/L with a gross density of 8.2 du/acre.

The development standards of MF/L require that the site have 45% common open space. This PAD is requesting a reduction in the minimum common open space to 39.7%. This is due to the large amount of private open space and private driveways that are provided for each home. Generally, multi-family buildings have a limited amount of private open space, whether in a balcony or in a walled-off patio. The current standard in the Town is 60 square feet. However, with this hybrid product, each home has a rear yard, a front yard, front porch, and private driveway. When these are added up, each home has at least 800 square feet of private open space. When this private open space is added to the common open space, 45.7% of the net site is open space. This is in line with the site's goals of providing for-rent product that lives like single-family homes.

The common open space includes an amenitized dog park, tot lot, ramada with picnic tables and landscaped perimeter buffers with walking trails. A tree lined main street provides access to private courts. Each home is organized around a private court that serves a variety of open space functions. The private court is constructed with decorative, colored concrete pavers. Like a large sidewalk, the private court is a walkable, hard surface between units. Residents, sitting on their front porches, face their neighbor's front porch. The private court is an easy accessway between front porches that will encourage community interaction. The private court is surrounded by appropriately sized shrubs and trees that add a "green" element to the private court. Because each private court is a "dead end" court, residents can walk and play in the court area without the conflict of higher speed auto traffic. The private courts will be used by vehicles coming and going from each home's private driveway. However, due to the dimensions of the private court, the decorative paver surface and the dead-end nature of the private court, automobiles, while in the private court, will travel at speeds equal to pedestrian walking speeds. Finally, the private courts will be lit by light sensitive coach lamps mounted on each home. This type of lighting gives the private court a pleasant glow, rather than more intrusive light from traditional streetlights.

The Project is requesting deviations on the rear and side perimeter landscape setbacks. Based on the orientation of the site, it is assumed that the rear is the south side that borders the Ashland Ranch Park/Retention basin.

The rear of the property is adjacent to the Ashland Ranch Park/Retention basin which requires a 20-landscape setback. The development is proposing a landscape setback of 6 feet to accommodate the community's cul-de-sac. Other than the cul-de-sac, a landscape setback of over 90 feet has been planned. The closest home will be setback from the south property line by over 110 feet. Open Space has been placed at the south end of the project to serve as a buffer to the 2 existing homes located adjacent to the south west corner of Lamb Lane.

Bordering the east side of Lamb Lane is a large, Ashland Ranch landscaped open space. On the east side of Lamb Lane, a deviation is requested from the required landscape setback. On the east side, an 8-foot landscape setback has been provided to accommodate the community's cul-de-sac. The remainder of the eastern boundary provides an 18' wide landscape area. West of this setback is the main street of the project. On the west side of the main street, additional landscape is provided. The closest building to the east property line is setback over 55 feet.

Zoning Project Narrative

Lamb Lane

The west side of the development provides a 25' building and landscape setback. This landscape setback exceeds the Town's side setback by 5'. The north side has a 25' landscape and building setback, meeting the Town's code.

Typically, multi-family homes can be as tall as three-stories. This creates the necessity for large setbacks. The homes at Lamb Lane will be one-story with a maximum height of 24-feet. Single-story homes will limit disturbances and intrusions to the adjacent properties' privacy. While the adjacent uses are in the General Plan as Residential, the current uses are an LDS chapel to the west and the Ashland Ranch park/retention basin to the south and east. Thus, the reduced side landscape setback on the east side of Lamb Lane will not impact the use and enjoyment of the existing park/retention basin.

The modifications requested by the PAD will help enable the development of a unique single-story community on a very small site. Lamb Lane will provide a single-story, traditionally styled housing option to a portion of the population of Gilbert whose needs cannot be met by the existing housing in this area of Gilbert.

Ms. Bethel asked whether the Commission was comfortable with the applicant proceeding forward with CDs at risk, subject to the comments tonight being incorporated into that submittal.

Chair Bloomfield stated it was fine to proceed with CDs at Risk.

3. GP20-04 LAMB LANE: Request for Minor General Plan Amendment to change the land use classification of approx. 5.0 acres generally located west of the southwest corner of Val Vista and Ray Roads from Residential > 2-3.5 DU/Acre to Residential > 8-14 DU/Acre. The effect of this amendment will be to change the plan of development to allow increased density of residential development.

Z20-09 LAMB LANE: Request to rezone approximately 5.0 acres of real property generally located west of the southwest corner of Val Vista and Ray Roads from Single Family-35 (SF-35) zoning district to Multi-Family/Low (MF/L) zoning district with a Planned Area Development overlay zoning district (PAD) to modify maximum building height, minimum landscape setbacks and minimum common open space requirements. The effect will be to permit a multi-family housing development.

DR20-126 LAMB LANE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 4.55 acres, generally located west of the southwest corner of Val Vista and Ray Roads, and pending zoned approval of

Multi-Family/Low (MF/L) with a Planned Area Development (PAD) overlay.

Senior Planner Stephanie Bubenheim presented GP20-04 Lamb Lane with three separate cases, a Minor General Plan Amendment, rezone and Design Review. The approximately 5 acre infill site is located west of the southwest corner of Val Vista and Ray Roads and is one of the last sites in the general area to be developed. The southwest corner of Ray and Val Vista is currently under construction for Andalucia Villas and at the northeast corner of Val Vista and Ray Roads the Hampton Court is under construction with a similar product type. To the north across Ray Road is the Western Skies Golf Course and subdivision. To the west is an LDS church and the Spring Tree subdivision. To the southeast is the Ashland Ranch subdivision. Staff is requesting input on the zoning deviations, the overall colors, materials and styles of the units, the articulation of the west elevations, and the pavers. Staff's concern is that there be enough differentiation between the driving and pedestrian areas in the proposed courts of the units.

The existing land use is Residential 2-3.5 DU/Acre and the request is to increase the density to Residential 8-14 DU/Acre to fit the product type. The current zoning is SF-35 and the request is to rezone to MultiFamily/Low with a PAD for the deviations requested. The applicant is also proposing a development plan as part of the rezoning request. The main drive aisle will end in a cul-de-sac along the east side of the property with 41 units in four different buildings with amenity areas to the south.

The applicant is requesting deviations to change the height under MF/L from 36' to 24' and to limit the product to one story. There are no deviations being requested for building setbacks. The landscape setbacks on the east and south sides are requested to change from the 20' requirement to an 8' minimum on the east and a 6' minimum on the south. The reason for that request is that the main drive aisle ends in a cul-de-sac

which enlarges the area to the southeast of the site. The distance from the eastern drive aisle to the property line is 17.5'. For a majority of the east side, they are showing a 17.5' wide landscape area. It is only at the cul-de-sac area that they are requesting to lower the setback. They are proposing a larger setback from the property line to the north along the frontage from 20' to 25' and from the west they are proposing a 25' landscape setback instead of 20'. The minimum common open space in MF/L is typically 45% and the applicant is requesting 39.8%. The product looks and feels like single-family residential although it is actually multi-family rented units with front porches, driveways, one-car garages and private back yards. The applicant is requesting a deviation from the common open space requirement and will make that up by having the enlarged private open space. The total common and private open space will be 45.8%.

There are private courts that enter into the units. The units range from one to three bedrooms with a common playground area and dog park at the southwest corner. There are two different types of pavers to differentiate between the areas for vehicles and the pedestrian movement into the units. Staff is looking to ensure there is enough differentiation between those two areas. There is some retention along the frontage and the west side along the amenity trail, as well as the southwest corner that will act as a dog park.

In keeping with the single-family style, the applicant is proposing different elevation styles including Farmhouse, Ranch, Craftsman, and Cottage with different colors, materials and architectural details to make each unit unique. Staff is seeking input on the elevations along the west property line facing the amenity trail area. Since the staff report, the applicant has submitted updated elevations providing a few more windows along the west elevations. Staff asked if there was enough articulation on the west side compared to the other elevations. A rendering was provided of Hampton Court which is under construction with a similar type of product at the northeast corner of Val Vista and Ray Roads.

COMMISSION QUESTIONS/COMMENTS

Commissioner Blaser asked about the specific feedback staff was looking for regarding the pavers. It sounds like the difference in color will delineate the walking and driving paths.

Ms. Bubenheim stated staff's concern was that the pavers might not look different enough to define the areas where pedestrians would walk and where vehicles would drive. From a safety standpoint, staff wanted to ensure that the colors would not be too similar once constructed.

Commissioner Jones liked the project. He took a tour of the applicant's Chandler project and felt it was a nice product compared to traditional multi-family. He felt the zoning deviations made sense for this infill site. He liked the different colors and styles of the product. The west elevations seemed a little plain and could be further enhanced. He did not see much differentiation between the pavers and would push for those to be a little more different from each other. He spoke with the applicant about his concerns with the refuse concierge system where the cans are emptied five times a week. His other concern was that residents would use the street parking that is intended for guest parking. The applicant explained that there will be a strict requirement that tenants use their own driveways and garages and that will be enforced. The applicant also agreed to better tie in the sidewalk along Ray Road. On the community side, there was not much input, although the initial concern was being able to access the adjacent Ashland Ranch community. He understood that the fence will preclude that. Overall, he felt it was a great project.

Commissioner Blaser echoed those comments. He was not as concerned with adjusting the elevation on the west side. He felt it was a great product and that the requested deviations should be supported. There was a

great explanation of why those deviations are needed. This is very atypical of an apartment complex in a positive direction. It will look and feel like single-family homes. He was in support of this project.

Commissioner Mundt felt it was a really cool project. He also spoke with the developer. Although he felt this was very tight, there is a market for this in individuals who don't want the responsibility of a singlefamily home or the financial implications. These units have a very nice feel. He saw a drone flyover of their other site and it does look good. He did not feel the applicant was asking too much. It would be awesome to have more green space with this many families jammed into an area. There is the private green space behind the units, although you don't want people accessing the surrounding areas. The parking could end up being an issue, although they have addressed it and it should be manageable. It is a very nice product and as an infill it does quite well in this area.

Vice Chair Simon noted that we always talk about infill and zoning and he felt it makes sense here. He was in favor of the zoning piece. For the pavers, he suggested using different patterns and felt there was enough variation in the coloring that it will produce the desired effect. It is a great product and he liked the look of it.

Commissioner Fay felt Commissioner Mundt hit many of his points but came to the opposite conclusion. He felt the parking will be a bear and the only reason the variances are needed is because they are packing too much into too small of a site. The trailer park to the south on Gilbert Road is a similar project. He felt this was too heavy a lift for this site. They are trying to pack too much into it and two years or two tenant iterations down the road it will be a mess. The Town has positioned itself to get a higher quality and not squeeze every drop of life out of some of these projects. He had no concerns with the elevations or the pavers, although he was not in support of the open space deviations.

Chair Bloomfield felt from a General Plan perspective, this is an infill piece and the last of the Riggs family property. This developer has been very active in the area with two other projects within a half mile of this site. He was curious about the neighborhood feedback.

Ms. Bubenheim advised that the applicant held a virtual neighborhood meeting a couple months ago and 44 people attended including staff and the development team. Some input was provided afterward through email and she can include that in her next staff report. A second in-person meeting was held outdoors on the site and one person attended from the Western Skies development north of Ray Road. There were not too many concerns other than the traffic. There was input from two homes along the southwest corner of the site as their back yards abut the property. The applicant has been working with the two homeowners and has located the buildings further from the west property line and has provided additional landscaping.

Chair Bloomfield felt the west side elevations did have a little more landscape setback with the 25' and it is adjacent to a church parking lot except for those two homes. This applicant typically does a great job and is well-known as a good developer in town. This is their niche and they have a lot of market research to justify their plans. It will provide an alternate housing product for the area. He understood the concerns expressed in terms of parking, which he agreed will be an issue but there is no getting around it. He might disagree on this being a few iterations away from being tomorrow's slums. If it were single-family residential, then it would be up to the ownership of 100 people. As a single common ownership, they can update and spruce it up and keep it looking nice and fresh. He believed that is what would happen in this situation being a niche boutique type of community. He liked the zoning deviations and they have given

some things in return and it is a good balance. From a General Plan and zoning perspective, he felt they have done their homework and he liked what he is seeing.

Commissioner Jones asked about the density of this project compared to the one in Chandler, which he felt worked really well.

Ms. Bubenheim has driven through the project in Chandler but did not know the acreage or density. She will look into it. This project is 8.2 DU/Acre which is on the low side of the density proposal for the land use classification.

DRAFT

Stephanie Bubenheim

From: Reed Porter <reedp@newvillagehomes.com>
Sent: Friday, October 23, 2020 2:45 PM
To: Stephanie Bubenheim
Cc: Sabrina Porter; Bob Speirs; Taylor Earl; Chad Riggs
Subject: Lamb Lane Proposed Community
Attachments: Neighborhood Meeting Summary.docx; Neighborhood Meeting Summary.pdf; Site Landscape Plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Bubenheim,

Thank you for attending our outdoor neighborhood meeting for the small parcel located at Ray Road and Sandstone Road. During that meeting, you asked for the Summary from the Neighborhood Zoom Meeting we held in May 2020. Attached, as a PDF, please find the meeting summary, attendance list, email questions received from neighbors and the exhibits that were presented online during that meeting. I've also attached a word version of the meeting summary.

Following the meeting in May, I've had a phone call conversation with Rosa Larsen who lives west of the LDS chapel. She claimed she was ok with our proposed community and then spent the remainder of our call asking me HOA questions as she was in a dispute with the Spring Tree HOA.

Following the submittal of our rezoning application, I've had a zoom conference with Mr. David Watts at [REDACTED]. He is one of the two homes that borders our site. We discussed his concerns about privacy, noise, the orientation of our homes in relation to his and his interaction with the Church parking lot which also borders his property. The zoom call was followed up with two phone calls where we discussed landscaping buffers on our side of the fence. We ultimately agreed to plant what will grow into a hedge behind his property. He had no further questions or suggested changes and stated he would not attend the In-Person Neighborhood Meeting. I've attached the site plan we sent to him that shows the hedge behind his home.

Following the submittal of our rezoning application, I've had two phone calls with Ranelle and Rick Jueckstock who live at [REDACTED]. They have a two story home and own the second property that borders our site. I sent them the site plan that was negotiated with Mr. Watts. They claim they are happy with the site plan and the open space that has been planned behind their home. They had no further questions or suggested changes and stated they would not attend the In-Person Neighborhood Meeting.

We look forward to receiving your comments on our zoning submittal.

Thank you,

Reed Porter • New Village Homes

ReedP@newvillagehomes.com

602.692.5369

<http://www.newvillagehomes.com>

From: [Reed Porter](#)
To: [REDACTED]; [Taylor Earl](#)
Subject: RE: Proposed Rentals Village
Date: Friday, May 08, 2020 2:29:33 PM

Mr. Degreeef,

Thank you for reaching out to me. Arizona law does not allow us to share specific demographic information about any neighborhood. At Brighton Place, we have 53 homes. While we have residents of all ages, our current residents tend to be older (50 years and up) and we have more pets (dogs) in the community than children. We do control the types of pets allowed in the community (number, size and breed).

If you have further questions or concerns, please feel free to contact me.

Sincerely,
Reed Porter
602-692-5369

From: Brent Degreeef <[REDACTED]>
Sent: Thursday, May 7, 2020 7:05 PM
To: Taylor Earl <tearl@EarlCurley.com>
Subject: Proposed Rentals Village

What are the statistics for the Village at Brighton Place. IE (average age of household, how many children in household.)

--

Brent Degreeef
[REDACTED]

From: [Reed Porter](#)
To: [REDACTED]; [Taylor Earl](#)
Subject: RE: Neighborhood Meeting on Ray Rd
Date: Friday, May 08, 2020 2:25:24 PM
Attachments: [Lamb Lane Neighborhood Meeting Notice-2020.04.22.pdf](#)

Mr. Desiderio,

Thank you for reaching out to us. In response to your question, below please find the approximate square footages we plan to offer:

- 1 Bedroom Cottage: 650 square feet
- 2 Bedroom Cottage: 950 square feet
- 3 Bedroom Cottage: 1,273 – 1,324 square feet

Please note that in addition to these square footages, each home includes a fenced rear yard, full size front porch and a garage.

We are only offering 12 month leases. It is our intent to have long term residents in the community. Our lease does not allow residents to offer their home as an Airbnb rental.

As we mentioned during the meeting, we plan to hold another Neighborhood Meeting when conditions permit such gatherings. We hope to see you then and answer/address any concerns or input you may have. Since you did not receive our mailer, attached for your review, please find the materials that were included in the mailer.

Please feel free to contact me to further discuss this or any other concerns you may have.

Sincerely,
Reed Porter
602-692-5369

-----Original Message-----

From: Brian M Desiderio [REDACTED]
Sent: Thursday, May 7, 2020 7:19 PM
To: Taylor Earl <tearl@EarlCurley.com>
Subject: Neighborhood Meeting on Ray Rd

Will these be long-term rentals or short-term rentals like airbnb type rentals?
What is the sq ft of these homes?

Also, why was the chat disabled. Would have been nice to have real time interaction.

Please add me to your mailing list.

[REDACTED]

Brian M Desiderio, CPA
Options Maverick

Confidentiality Note: The information contained in this email and any attached documents are for the exclusive use of this addressee and may contain confidential, privileges and non-disclosable information. If the recipient of this email is not the addressee, please disregard and contact me immediately.

DISCLAIMER OF TAX ADVICE: Any discussion contained herein cannot be considered to be tax advice. Actual tax advice would require a detailed and careful analysis of the facts and applicable law, which we expect would be time consuming and costly. I have not made and have not been asked to make that type of analysis in connection with any advice given in this e-mail. As a result, I am required to advise you that any Federal tax advice rendered in this e-mail is not intended or written to be used and cannot

be used for the purpose of avoiding penalties that may be imposed by the IRS. In the event you would like me to perform the type of analysis that is necessary for me to provide an opinion, that does not require the above disclaimer, as always, please feel free to contact me.

From: [Reed Porter](#)
To: [REDACTED] [Taylor Earl](#)
Subject: RE: Questions
Date: Friday, May 08, 2020 2:13:39 PM
Attachments: [Lamb Lane Neighborhood Meeting Notice-2020.04.22.pdf](#)

Mr. Howie,

Thank you for reaching out to us. Since you did not receive our mailed materials, I've attached them for your review.

As mentioned in the meeting, our proposed community will not have any vehicular or pedestrian connections to the adjacent existing communities. As such, our residents will not have direct access to your community parks. Rather, we will have nicely landscaped, private parks within our community for our residents to enjoy. Also, please note that we will not have any active or "noisy" uses in our parks such as sport courts, pools or club houses. We will include a fenced dog park as well as additional open spaces for sitting and enjoying the outdoors.

Each of our homes includes a fenced rear yard and full size front porch. By full size, I mean a patio large enough to accommodate comfortable seating to enjoy our Arizona weather. I believe our residents will be very happy with the indoor and outdoor spaces we are providing within our community.

Please feel free to contact me to further discuss this or any other concerns you may have.

Sincerely,
Reed Porter
602-692-5369

From: Darren Howie [REDACTED]
Sent: Thursday, May 7, 2020 7:18 PM
To: Taylor Earl <tearl@EarlCurley.com>
Subject: Questions

Well done!

I am impressed that your first step is to consult with the community. We appreciate that.

Can you please provide more detail around access to our park?

Can you please include us on your mailing list?

Our address is:

[REDACTED]

From: [Reed Porter](#)
To: [REDACTED]: [Taylor Earl](#)
Subject: RE: Questions about Riggs property
Date: Friday, May 08, 2020 2:20:07 PM

Mr. Klundt,

Thank you for reaching out to us. In response to your question, below please find the approximate square footages we plan to offer:

- 1 Bedroom Cottage: 650 square feet
- 2 Bedroom Cottage: 950 square feet
- 3 Bedroom Cottage: 1,273 – 1,324 square feet

Please note that in addition to these square footages, each home includes a fenced rear yard, full size front porch and a garage.

Our lease does not allow a tenant to sub-lease their home or any part of their home. Our lease also limits occupancy to the adults financially responsible for the lease and their dependents (if they have children). Housing un-approved occupants is a breach of the lease and grounds for eviction. It is important to us to fully control who resides in the community as we are intent on creating a quiet, calm, welcoming environment for all of our residents. As such, we also limit the size, number and breeds of dogs.

Please feel free to contact me to further discuss this or any other concerns you may have.

Sincerely,
Reed Porter
602-692-5369

From: Scott Klundt [REDACTED]
Sent: Thursday, May 7, 2020 6:59 PM
To: Taylor Earl <tearl@EarlCurley.com>
Subject: Questions about Riggs property

What's the square footage of the planned homes?

If the rent for a 3-BR home is only \$2,000, what's to stop multiple students from renting one? Or one person renting it and subletting it to multiple students?

Sent from my iPhone

From: [Reed Porter](#)
To: [REDACTED] [Taylor Earl](#)
Subject: RE: Please add me to your mailing list for New Village Neighborhood-Gilbert.
Date: Friday, May 08, 2020 2:33:48 PM

Ms. Jones,

Thank you for your email. The Town of Gilbert has very specific standards for street widths, parking, guest parking, fire access, traffic circulation and emergency access. We will work with the Town of Gilbert this summer to create a final plan that meets or exceeds the Town's standards.

I agree with you that our connection to Ray Road is very important. Please note, the Town of Gilbert has very specific traffic guidelines that must be met by every development to ensure safe ingress and egress from both residential and commercial properties. Our plans will be carefully reviewed by the Town traffic engineer to guarantee that we meet Town traffic standards.

Please feel free to contact me if you'd like to discuss any of these points further. Also, as mentioned in the meeting, we do plan to hold a future community meeting when conditions will permit such a gathering.

Sincerely,
Reed Porter
602-692-5369

From: Mindy Jones [REDACTED]
Sent: Thursday, May 7, 2020 6:56 PM
To: Taylor Earl <tearl@EarlCurley.com>
Subject: Please add me to your mailing list for New Village Neighborhood-Gilbert.

A big concern for me is there is only one entrance/exit onto Ray Road which has heavy traffic already. How will that be handled?

What about the emergency vehicles? Is the road wide enough to accommodate their needs? Those are some of my questions.

--

Mindy Jones
Ashland Ranch Neighborhood

From: [Reed Porter](#)
To: [Taylor Earl](#)
Subject: FW: New Village Homes
Date: Friday, May 08, 2020 2:07:40 PM

Taylor,
Below, please find my first response.
Reed

-----Original Message-----

From: Reed Porter
Sent: Friday, May 8, 2020 2:06 PM
To: David Zehring [REDACTED]
Subject: RE: New Village Homes

Mr. Zehring,

Thank you for your email. The Town of Gilbert has very specific standards for street widths, parking, guest parking, fire access, traffic circulation and emergency access. We will work with the Town of Gilbert this summer to create a final plan that meets or exceeds the Town's standards.

Our private driveways and garages hold up to 3 cars. You are correct that the driveway requires cars to stack end to end rather than side to side. While this is less convenient, it is private parking adjacent to the home. At our community at Ray and McQueen, our residents are parking in their driveways and garages and they enjoy the direct access to their homes.

The Riggs family plans to sell this property. They selected us from multiple offers to purchase. None of the prospective purchasers intended to use the property as a single-family home and barn. The property will be developed into something new in the future. We feel that our proposed community plan is a quiet, unobtrusive, high quality proposal for this 4.83 acre property.

Please feel free to contact me if you'd like to discuss any of these points further. Also, as mentioned in the meeting, we do plan to hold a future community meeting when conditions will permit such a gathering.

Sincerely,
Reed Porter
602-692-5369

-----Original Message-----

From: David Zehring [REDACTED]
Sent: Thursday, May 7, 2020 9:02 PM
To: Taylor Earl <tearl@EarlCurley.com>
Subject: New Village Homes

I have major concerns regarding the one-way in road. If there is a fire in this proposed plan, bringing fire engines to fight a fire will be a major issue. The one-way in road will cause fire engines to park on Ray Rd or have to stage in the church parking lot. Having multiple fire hoses to protect homes will be nearly impossible.

You already proved you cannot be trusted! You changed the layout causing a neighbor to have most of his backyard backed up to these houses.

This plan calls for single driveways. Most families have two cars, so I can see cars on the street because of "car shuffle." Or, a family has more than two cars and will need to park a car on the street. If friends or families visit, they will also park on the street. On-street parking will pose even more of an issue for fire department access. Based on your Zoom chat, it sounds like you are catering more to the elderly. This will increase the call volume for fire and EMS response. Again, this is an increased risk to

firefighters and the residents because of the lack of additional ingress/egress.

Your comment that you buy vacant land that has been sitting idle does not apply here. This land already has a home on it and is not zoned for multi-family homes. It is not like we moved into the area with a vacant lot behind our home knowing that homes could be built. This is simply not the case here. There are other vacant lots that you can use for this type of plan. It does not fit in this neighborhood!